

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
February 15, 2017**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:02 PM, in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Chairman Guarino, and the roll was called by the Secretary.

PRESENT: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
ABSENT: Garcia

- Chairman's Statement
- Election of officials

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to nominate Michael Guarino as Chairman of the HDRC.

AYES: Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
NAYS: None

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Laffoon to nominate Michael Guarino as Chairman of the HDRC.

AYES: Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
NAYS: None

- Announcements
- SAPreservation 5K Series - Monte Vista - February 25 - 9AM
- Historic Wood Window Repair Certification Class - March 3 & 4 - Richter House, Hemisfair

CITIZENS TO BE HEARD:.

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-------------------------------|------------------------------|
| • Item # 1, Case No. 2017-061 | 312 BURLESON ST |
| • Item # 2, Case No. 2017-046 | 430 BURLESON ST |
| • Item # 3, Case No. 2017-049 | 721 BURLESON ST |
| • Item # 4, Case No. 2017-057 | 401 KING WILLIAM |
| • Item # 5, Case No. 2017-065 | 735 E GUENTHER |
| • Item # 6, Case No. 2017-053 | 1700 SE MILITARY DR |
| • Item # 7, Case No. 2017-033 | 293 W HERMOSA |
| • Item # 8, Case No. 2016-497 | 2222 SAN PEDRO AVE |
| • Item # 9, Case No. 2017-051 | 2201 W KINGS HWY |
| • Item #10, Case No. 2017-055 | 909 W HOUSTON ST |
| • Item #11, Case No. 2017-050 | 702 MASON ST |
| • Item #12, Case No. 2016-512 | 328 LEIGH ST |
| • Item #13, Case No. 2017-056 | 1830 N PINE ST |
| • Item #14, Case No. 2017-045 | 410 DEVINE ST |
| • Item #15, Case No. 2016-101 | 101 LEXINGTON, 123 LEXINGTON |

Items #1, #2, #3, #8 was pulled for Citizens to Be Heard. Items #4 & #10 were pulled for recusals.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve the Consent Agenda with staff recommendations based on the findings.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
NAYS: None

THE MOTION CARRIED.

1. **HDRC NO. 2017-061**

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Applicant: Christopher Gill

Address: 312 BURLESON ST

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 312 Burleson.

FINDINGS:

a. The applicant is requesting Historic Tax Certification for the property at 312 Burleson, in the King William Historic District. The structure was constructed circa 1910 in the Folk Victorian style and is found on the 1912 San Born map. The structure features many traditional architectural elements including a front gabled roof, a side gabled roof and a raised front porch.

b. At the January 6, 2017, HDRC hearing, the applicant received an HDRC Certificate of Appropriateness to reconstruct the front porch, install wood or cement siding foundation skirting and construct a rear addition. The applicant had previously received administrative approval for the removal of a non-original addition, the removal of metal siding, foundation repair, roofing repair and wood element repair including wood siding, trim and windows.

c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant complete all approved scopes of work in accordance with the issued Certificates of Appropriateness and DSD issued permits.

CITIZENS TO BE HEARD: Justin Flores, DHNA ARC spoke in support but with concerns regarding the applicant's request.

APPLICANT WAS NOT PRESENT

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to postpone this case until the next agenda due to the absence of the applicant.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS

THE MOTION CARRIED

2. HDRC NO. 2017-046

Applicant: Juan Fernandez/CVF Homes

Address: 430 BURLESON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design in regards to facade materials. The applicant has proposed to install lap siding instead of the previously approved shingle siding

FINDINGS:

a. The new construction located at 430 Burleson was approved at the September 7, 2017, Historic and Design Review Commission hearing. At that hearing, the façade material for 430 Burleson consisted of cement shingle siding with a 5" exposure. The proposed siding was to be painted "robust orange". At this time, the applicant has proposed to amend the previously approved design to include the installation of cement lap siding to feature either a 4" or 5" exposure.

b. Per the Guidelines for New Construction 3.A.iv., Hardi Board or other fiberboard siding may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish and texture. Staff recommends the applicant install the proposed siding with a 4" exposure and a smooth finish.

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RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the applicant install siding that features a 4" exposure and a smooth finish.

CITIZENS TO BE HEARD: DHNA ARC, Justin Flores spoke in opposition to the applicant's request & Victor Awdonie spoke in support of the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approval with staff stipulations.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
NAYS:

THE MOTION CARRIED

3. HDRC NO. 2017-049

Applicant: Christopher Gill

Address: 721 BURLESON ST

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 721 Burleson

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property at 721 Burleson in the Dignowity Hill Historic District. This structure was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn map. The structure feature many traditional architectural elements include a front gabled roof as well as a side gabled roof, a raised front porch and a standing seam metal roof.
- b. At the January 6, 2017, HDRC hearing, the applicant received approval to repair the historic wood windows, install a new standing seam metal roof, repair the wood siding and to repair the foundation. The applicant also received approval to construct a rear addition and install new foundation skirting.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATIONS:

Staff recommends approval based on findings a through c with the stipulation that the applicant complete all approved scopes of work in accordance with the issued Certificates of Appropriateness and DSD issued permits.

APPLICANT WAS ABSENT FROM MEETING

CITIZENS TO BE HEARD: Justin Flores, DHNA spoke in support but with concerns.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to move this item to the next agenda due to the applicant's absence from the meeting.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza
NAYS:

THE MOTION CARRIED

4. HDRC NO. 2017-057

Applicant: Orlando Cortinas/Villa Finale

Address: 401 KING WILLIAM

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new iron handrail at the front steps of the main structure.

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FINDINGS:

- a. The structure is a two-story Italianate home, built in 1876. It is a contributing structure to the King William Historic District, which was designated in 1968.
- b. There are three front stone steps leading up to the front porch. The proposed wrought iron metal handrail is 34" tall, and 4' long, and will be on the left and right sides of the front steps. The design of the proposed handrail matches the handrail installed along the rear steps. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., add new elements that do not create a false historic appearance, or distract from the historic character of the buildings. Staff finds the proposed handrails appropriate and that they will not negatively impact the historic structure as they are reversible.

RECOMMENDATIONS:

Staff recommends approval as submitted based on findings a through b.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Grube move for approval with staff stipulations.

AYES: Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

RECUSAL: Guarino

THE MOTION CARRIED

8. HDRC NO. 2017-063

Applicant: Alonzo Alston, RA

Address: 2222 SAN PEDRO AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install 4' horizontal hardiplank fence behind round façade, extending toward W Huisache Avenue
2. Install 4' horizontal hardiplank fence behind the rear façade, enclosing the rear yard on the left and right.
3. Install new anodized and glazed overhead garage doors in existing openings
4. Remove existing storefront system and pedestrian door and install a new storefront window system to match with improved clear glazing, with anodized aluminum pedestrian door
5. Remove existing non-original mansard roofing system and replace with parapet
6. Remove existing non-original metal panel from addition and finish addition with cement plaster siding
7. Extend landing and re-grade concrete for ADA access to front door
8. Repaint façade and trim with horizontal pattern

FINDINGS:

- a. The structure is a commercial gas station in the streamlined, modern style built circa 1943. It is a local landmark and first appears on the December 1951 Sanborn map. The structure is made of brick with an aluminum storefront window system and painted steel window system.
- b. The request was heard by the HDRC on December 21, 2016. The commission had concerns regarding the proposed 4' horizontal wood fencing, the proposed garage doors, and the proposed paint colors. The project was referred to be heard by the Design Review Committee.
- c. The Design Review Committee reviewed the request on January 11, 2017. The member present discussed the concerns regarding the proposed garage door, fencing and commented that the paint color issue had been addressed. There member found the newly proposed smooth hardiplank fence and the garage door based on the photo submitted by the applicant at the meeting.
- d. There is an existing chain link fence along the rear property line. The proposed 4' horizontal hardiplank fence is behind the front round façade, extends to north property line, along the north property line for 32'-6", and back toward rear yard. It will also be installed set behind the rear façade. According to the Guidelines for Site Elements 2.B., new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design should respond to the design and materials of the main structure. Staff finds the height, design, materials and location consistent with the Guidelines.
- e. The proposed two new garage doors are anodized aluminum overhead garage doors with 8 lights. The original

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doors have been removed and the openings are boarded up. According to the Guidelines for Exterior Maintenance and Alterations 9.B.i., replacement garage doors should be compatible with those found on historic garages in the district. Staff finds the modern gas stations would have metal doors with glass lights. Staff finds the proposed doors characteristic of the building's style and consistent with the Guidelines.

f. There is an existing original aluminum frame storefront with double mullions, and a pedestrian door. The proposed new storefront system and front pedestrian door is anodized aluminum with clear glazing. The door has full glass light and the storefront framing matches the pattern of the existing with the exception of the single mullions. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i., replace doors and windows in-kind in size, material, and profile of the historic element. Staff finds the existing storefront frame is not original to the structure. Staff finds the replacement in-kind appropriate.

g. There is an existing non-original mansard roofing system. The proposed parapet is on the non-original addition. Also, the non-original metal and wood siding would be removed from the addition and replaced with cement plaster siding and painted. According to the Guidelines for Additions 3.Ai., any new materials introduced as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the cement plaster siding is compatible with the original stucco siding, but also distinguishes the addition from the original structure.

h. There are two existing front concrete steps to the front door and an existing concrete ramp extending to the right. The existing landing and ramp will be widened by 5' and extended by 1'. According to the Guidelines for Site Elements 8.B.i, changes in grade should be minor to the walkway. Staff finds the proposal to widen the existing concrete elements will not have adverse effect on the property.

i. The building has painted stucco siding, green and red tiles along the bottom of the siding, round metal canopy supports and a metal canopy with a red accent. The new paint will include white, a darker off-white, tan and dark green. The stucco siding will be painted in a striped banding pattern with the white and off-white. The new siding on the addition, and metal canopy supports will be painted dark green. The accent on the canopy will be painted off-white. According to the Guidelines for Exterior Maintenance and Alterations 2.A.i, avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry. Staff finds the proposed colors appropriate as the existing tiles are red and green.

RECOMMENDATIONS:

Staff recommends approval of items #1 through #8 as submitted based on findings a through i.

CITIZENS TO BE HEARD: Paul Kinnison spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to move for approval with the following stipulations: That the applicant use the smooth finish hardiboard for the fence and edit drawings to show a clear anodized finish.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

10. HDRC NO. 2017-055

Applicant: Christine Vina/VIA Metropolitan Transit

Address: 909 W HOUSTON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage including the following:

1. One banner blade sign, 6.7 square feet, with a steel frame and dibond panels
2. One aluminum wall mounted sign, above front entrance, 18 square feet
3. One aluminum hanging sign below awning, 4.7 square feet
4. Four vinyl window decal along corner windows, 3.9 square feet

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FINDINGS:

a. The structure is a two story commercial structure with a brick façade and metal awning. It is a contributing structure and individual landmark in the Cattleman Square Historic District, designated in 1988.

b. There are 4 total proposed signs, totaling 33.3 square feet. According to the Guidelines for Signage 1.A.i, each building will be allowed one major and two minor signs and the total requested signage should not exceed 50 square feet. There is not existing signage.

c. The proposed blade sign, is 6.7 square feet, with a steel frame and dibond panels. According to the Guidelines for Signage 3.B., projecting signs should be mounted perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways. Projecting signs should be scaled appropriately in response to the building façade and number of tenants. Staff finds the proposed blade sign is consistent with the Guidelines in terms of material, scale, placement, and design.

d. The proposed aluminum wall mounted sign is located above front entrance and totals 18 square feet. According to the Guidelines for Signage 3.C., wall-mounted sign area should be limited to twenty-five percent of a building façade and locate where historically appropriate. Staff finds the proposed wall sign consistent with the Guidelines in terms of material and design, but finds the placement and size not consistent with the Guidelines. Staff finds the sign does not respond to pedestrian traffic and is not consistent with the Guidelines.

e. The proposed aluminum hanging sign below the awning is 4.7 square feet. According to the Guidelines for Signage 3.B., projecting hanging signs should allow eight feet of overhead clearance above public walkways and should be scaled appropriately in response to the building façade and number of tenants. Staff finds the proposed hanging sign consistent with the Guidelines in terms of material, location, scale, and design.

f. The proposed vinyl window decals along the corner windows are 3.9 square feet. According to the Guidelines for Signage 5., letters should be limited to first floor and are recommended on windows in high traffic pedestrian areas. The decals should not cover more than 30 percent of the window area and incorporate lettering and other design elements that reflect the type of business to increase a sign's impact. Staff finds the four proposed window decals are consistent with the Guidelines in terms of location, scale and design.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the stipulation that the wall-mounted sign is not installed.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Benavides move for approval with staff stipulations.

AYES: Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

RECUSAL: Guarino

THE MOTION CARRIED

16. HDRC NO. 2017-063

Applicant: Rick Zertuche

Address: Nathan Historic District,
1011 S MAIN AVE
1003 S MAIN AVE
222 W GUENTHER ST
210 NATHAN
200 E RISCHE
224 E RISCHE
203 DANIEL ST
209 DANIEL ST
215 DANIEL ST
210 E RISCHE
214 E RISCHE
216 E RISCHE
222 E RISCHE
217 DANIEL ST

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227 DANIEL ST
205 E RISCHE
209 E RISCHE
218 W GUENTHER ST
210 W GUENTHER ST
201 E RISCHE
217 E RISCHE
223 E RISCHE
1102 S FLORES ST
1108 S FLORES ST
110 E RISCHE
117 DANIEL ST
119 DANIEL ST
121 DANIEL ST
228 DANIEL ST
205 SWEET
207 SWEET
209 SWEET
1202 S FLORES ST
114 DANIEL ST
118 DANIEL ST
125 SWEET
1821 S ALAMO ST
1811 S ALAMO ST
502 NATHAN
218 SWEET
114 E RISCHE
118 E RISCHE
124 E RISCHE
111 DANIEL ST
212 DANIEL ST
216 DANIEL ST
213 SWEET
215 SWEET
217 SWEET
1211 S MAIN AVE
111 SWEET
117 SWEET
119 SWEET
1302 S FLORES ST
114 SWEET
118 SWEET
124 SWEET
220 SWEET
1303 S MAIN AVE
1735 S ALAMO ST
111 E RISCHE
115 E RISCHE
133 E RISCHE
215 NATHAN
126 DANIEL ST
122 DANIEL ST
206 DANIEL ST
1010 S FLORES ST

REQUEST:

The applicant is requesting approval for a Finding of Historic Significance for the Nathan Historic District and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation. The proposed district will be to the east of S Flores Street, south of W Guenther street, west of S Main Avenue, and North of S Alamo Street. It contains 68 non-municipal parcels total. Of those, all 68 have been identified as contributing resources.

FINDINGS:

a. An application for historic district designation was received on January 7, 2016. A public informational meeting for potential historic district designation as held on April 6, 2016, for property owners. On January 5, 2017, the staff of the Office of Historic Preservation received 51% in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review. The proposed historic district meets at least

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three criteria for historic district designation.

b. The propose district is eligible under UDC sec. 35-607(b)(1) with the San Pedro Acequia or Acequia Principal running through the four blocks of the district, roughly parallel to South Flores Street.

c. The propose district is eligible under UDC sec.35-607(b)(5), the neighborhood is a dense, intact collection of Victorian Style houses.

d. The propose district is eligible under UDC sec. 35-607(b)(7), the modest houses reflect the economic status of trades and craft workers of the early 20th century in direct juxtaposition of the mansions built by the German merchant class across the San Antonio River on King William and Madison streets. It was platted in 1895, the developer made no compensation for the Acequia Principal, placing a grid pattern of lots regardless of the acequia's location.

e. The propose district is eligible under UDC sec. 35-607(9), the neighborhood shares a common history visible in its common architectural style, development pattern within the Lewis plat, and location with dense residential blocks surrounded by commercial corridors along S Flores St, S Alamo St, and S Main Ave.

f. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.

g. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

RECOMMENDATIONS:

Staff recommends approval of the proposed Finding of Historic Significance that would support the designation of the Nathan historic district as submitted and a recommendation for approval to the Zoning Commission and to the City Council for historic district designation based on findings a through g.

CASE COMMENT:

☐ If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Nathan Historic District, then their recommendation shall be submitted to the zoning commission. The zoning commission shall schedule a hearing within 45 days of receipt of the HDRC's recommendation and shall forward its recommendation for either approval or denial to the city council. The city council shall schedule a hearing to be held within forty-five (45) days of its receipt of the zoning commission's recommendation. The city council shall review and shall approve or deny the proposed historic district.

☐ Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners shall follow the historic and design review process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.

CITIZEN TO BE HEARD: Cherise Bell & James Cobb spoke in support of the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to move for approval of the applicant's request.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

17. HDRC NO. 2017-035

Applicant: Amanda Hernandez

Address: 1001 BURNET ST

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REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace fourteen (14) 4 over 4 wood windows with new one over one wood windows.
2. Remove existing concrete front walkway and install crushed grey granite.

FINDINGS:

- a. The structure is a one-story folk Victorian. It is a contributing structure located in the Dignowity Hill Historic District, designated in 1983.
- b. The home received approval to install a rear addition, replace wood siding, replace skirting, and modify nonoriginal door and window openings on the rear by the HDRC on May 6, 2015. The window replacement was done without a Certificate of Appropriateness.
- c. This request was heard by the HDRC on February 1, 2017. The commission moved to postpone the request to the next hearing so that the contractor who performed the placement could be present.
- d. The existing windows are wood 4 over 4 windows. The proposed replacement windows are wood one over one. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired instead of replaced. The original windows likely could have been repaired. When replacement is necessary, the guidelines recommend a window that matches the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the proposed replacement windows consistent with the Guidelines in terms of material, installation, and type, but that the configuration is not consistent.
- e. The proposed granite front walkway replaces a concrete front walkway. According to the Guidelines for Site Elements 5.A.ii., replacement of front walkways should match existing sidewalk color and material, and should match the historical width and alignment. Staff finds the proposed walkway not consistent with the Guidelines in terms of material and width..

RECOMMENDATIONS:

Staff does not recommend approval of item #1 and #2 based on findings a through e. If the commission finds replacement appropriate, staff recommends the approval include the following stipulations:

1. maintain the dimension, profile, and configuration of the originals
2. feature clear glass
3. maintain the original appearance of window trim and sill
4. be inset at least two inches

CASE COMMENTS:

- The applicant received a stop work order as work was done without approval. The applicant has provided the required application, however the post-work application fee has not been paid.

CITIZEN TO BE HEARD: DHNA, Justin Flores spoke in support but with concerns regarding the applicant's request. Scott Hennke spoke regarding the project.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to move for the installation of wood screens in a 4 over 4 pattern on all windows and to remove the sidewalk and put a concrete sidewalk.

AYES: Guarino, Connor, Cone, Laffoon, Lazarine, Brittain, Benavides, Kamal

NAYS: Garza, Grube

THE MOTION CARRIED

18. HDRC NO. 2017-020

Applicant: Ada Yrizarry

Address: 115 W ASHBY PLACE

WITHDRAWN BY APPLICANT PRIOR TO HEARING

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19. HDRC NO. 2017-048

Applicant: Christina Garcia/Aetna Sign Group

Address: 146 E HOUSTON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the existing restaurant signage and install one double faced sign to feature eight (8) square feet of signage on each side for sixteen (16) square feet of total signage to read “Acenar”, “Hot Mex” and “Cool Bar” and to feature a sun and moon logo.
2. Install a pedestrian menu board to be attached the existing stone wall to measure approximately 1.9 square feet.

FINDINGS:

- a. The applicant has proposed to remove the existing restaurant signage and install one double faced sign to feature

eight (8) square feet of signage on each side for sixteen (16) square feet of total signage to read “Acenar”, “Hot Mex” and “Cool Bar” and to feature a sun and moon logo as well as to install a pedestrian menu board to be attached to an existing stone wall. Both signs are to be located at the River Walk level.

- b. Per the UDC Section 35-681, signage on the riverside of properties shall not exceed eight (8) square feet. Per the Code of Ordinances, Chapter 28, Section 6, a sign’s area consists of the entire advertising area of a sign excluding any framing, trim or molding and the supporting structure. The applicant has proposed a total square footage of sixteen (16) square feet, including both sides of the proposed sign. This is not consistent with the UDC Section 35-681(c)(2).

- c. On an existing stone wall, the applicant has proposed to mount a pedestrian menu board. The proposed menu board is to be 1’ – 4 ½” in height and width for a total of approximately 7.9 square feet. The proposed menu board will feature an internal light to illuminate the menu. The proposed menu board is consistent with the UDC Section 35-681(a)(8).

RECOMMENDATION:

Staff does not recommend approval of item #1 based on finding b. Staff recommends the applicant reduce the overall square footage of the proposed sign to no more than eight (8) total square feet.

Staff recommends approval of item #2 based on finding c.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Benavides to move for approval of refacing of the existing colored areas of the signs on both sides & to move the informational menu board to the wall with an additional stipulation that the applicant resize the documentation and submit for staff approval.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

20. HDRC NO. 2017-034

Applicant: Mark Sullivan

Address: 815 QUITMAN ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one-story commercial structure, approximately 2400 square feet, with a stucco exterior and a metal roof.

FINDINGS:

- a. The property is a vacant lot located in the Government Hill Historic District. There lot is fenced in by 6’ wood privacy fence on the left, rear and right property lines, and a 6’ transparent wrought iron fence on the front property line.

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b. The lot is along a narrow street. There is one other buildings along the block that face Quitman; it is a two-story brick warehouse building two lots to the east. The warehouse has only one roll-up door, one pedestrian door, and one window. On the left side of the lot, there is a parking lot to the rear of an Army Lodge, which is a two-story brick building with six over six windows.

c. The applicant submitted a request for a pre-fabricated structure. The request was heard by the Design Review Committee on May 11, 2016, at which members provided feedback about submitting something more consistent with the Guidelines. The applicant withdrew his application and was not heard by the HDRC.

d. The request was heard by the Design Review Committee on February 7, 2016, at which the member present noted the lack of rhythm along the block and found the orientation appropriate for the warehouse style structure. There were also concerns about documentation, including needing a context aerial, window details, door details, material examples, and a site plan showing all site elements existing and proposed.

e. SETBACKS/ORIENTATION - The proposed commercial structure is setback 27 feet from the front property line and 8 feet from the left side property line. The proposed front entrance faces east. According to the Guidelines for New Construction 1.A., front facades of new buildings should align with front facades of adjacent building where a consistent setback has been established and the new building should be oriented similar to the predominate orientation of historic buildings along the street frontage. Staff made a site visit January 20, 2017, and found that the historical development pattern does not have a consistent front setback along this block. Also staff found that there is not a predominate orientation along this block; however it is consistent in historic districts for the front entrances should face the street. Staff finds the proposed setback appropriate, but does not find the orientation consistent with the Guidelines.

f. SCALE/MASS (height, transitions, foundation heights) – The proposed structure is one-story tall on a slab. According to the Guidelines for New Construction 2.A., new construction should be designed so that the height and scale are consistent with nearby historic buildings, and to align foundation heights similar to those of adjacent historic structures. Staff made a site visit on February 8, 2017, and found that the other two historic structures along the block are also on slab and are both two-stories tall. Staff finds the proposed one-story subordinate to the neighboring historic districts and consistent in foundation heights. This is consistent with the Guidelines.

g. ROOF FORM – The proposed structure has a front gable roof with standing seam metal. According to the Guidelines for New Construction 2.B., new buildings should incorporate roof forms in terms of pitch, overhangs, and orientation that are consistent with those predominately found on the block. Staff made a site visit on January 20, 2017, and found that the other two historic structures along the block have flat roof forms. Staff finds the proposed gable roof form is not consistent with Guidelines, and recommends the structure include a flat roof form.

h. RELATIONSHIP OF SOLIDS AND VOIDS – The proposed window fenestration includes 11 4' x 3' six over six wood windows, and one 1' x 2' small fixed wood window to the right of the roll-up door. The doors to be installed will be a metal 8' roll-up door and one 36" pedestrian steel door. According to the Guidelines for New Construction 1.C., incorporate window and doors openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff asked for more details regarding the pedestrian door, but has not received it as of the date of posting. Staff finds the window configuration appropriate, but finds the proposed fenestration minimal and pedestrian doors are typically located along the front façade. Staff recommends that there be a pedestrian entrance along the front façade, that the details of the proposed pedestrian door are provided, and that there is more fenestration consistent with other historic buildings in the district along the front façade.

i. LOT COVERAGE – The proposed building is on a vacant lot, and will take up approximately 2400 square feet of a 5700 square foot lot. According to the Guidelines for New Construction 1.D., that the new building footprint should be limited to no more than 50% of the total lot area, unless adjacent historic buildings establish a precedent of greater ratio. Staff finds the proposed lot coverage consistent with the Guidelines.

j. MATERIALS – The proposed commercial structure will have stucco siding, wood trim, and a standing seam metal roof. The stucco will be painted white, and the trim and accents will be painted dark brown. The windows are made of wood, and the roll-up door and pedestrian door are made of steel with a faux wood finish. According to the Guidelines for New Construction 2.A., new materials should complement the type, color, and texture of materials traditionally found in the district. Staff finds the proposed stucco, metal roof and wood elements consistent with materials in the district, and the proposal consistent with the Guidelines. Staff finds the proposed door material appropriate, but finds the faux wood finish not appropriate as it is not compatible with the historic district. A steel roll-up door and pedestrian door with minimal detail would be more appropriate.

k. ARCHITECTURAL DETAILS – There are little architectural details proposed on this new construction. According to the Guidelines for New Construction 4.A., architectural details should be in keeping with the predominate architectural style along the block face. Staff finds proposed structure lacks depth and roof overhangs. Staff recommends the applicant consider adding additional architectural details.

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RECOMMENDATIONS:

Staff does not recommend approval at this time based on findings a through j. Staff recommends the following items be considered before submitting again to the HDRC so that the project is more consistent with the Guidelines:

1. Orienting the building to address Quitman.
2. Locating a front pedestrian entrance on the front façade.
3. Including a pedestrian door made of wood and providing details.
4. Increasing fenestration along the front façade so that it is consistent with other historic buildings in the district.
5. Including a flat roof form.
6. Adding additional architectural details.

CASE COMMENTS

- DRC 5/11/16
- 2/7/17

WITHDRAWN BY APPLICANT

21. HDRC NO. 2017-062

Applicant: Javier Morales

Address: 1121 E CROCKETT ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the original wood windows with new wood windows.
2. Construct a rear addition featuring approximately 400 square feet.

FINDINGS:

a. The structure at 1121 E Crockett was constructed circa 1930 and appears first on the 1951 Sanborn maps. The structure features Craftsman style elements including exposed rafter tails and a broad front facing former as well as other traditional elements including a side gabled roof and two side window bays.

b. Administrative approval has been previously issued at this property for the repair of the existing foundation, the re-opening of the previously enclosed front porch and the installation of a new HVAC system. Staff performed a site visit and left a notice of violation on January 24, 2017, for the removal of the original wood windows and the replacement of original wood siding without a Certificate of Appropriateness.

c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, one over one wood windows with new, one over one wood windows. In total, the applicant has proposed to replace thirteen wood windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. states that historic windows should be preserved. The existing windows that remain within the walls of the historic structure are in a state that can be repaired. Parts of the existing wood windows that were discarded on site were also in a state of repair. Staff recommends that the applicant repair the existing wood windows and install salvaged wood windows in the openings where the original windows once existed.

d. ORIGINAL MATERIALS – The applicant has begun to repair and at times replace many original materials including original wood siding and trim. The Guidelines for Exterior Maintenance and Alterations 1.B. notes that façade materials that can be repaired should be repaired in place. Staff recommends the applicant repair the existing wood elements and replace only those elements that are beyond repair.

e. ADDITON – At the rear of the primary historic structure, the applicant has proposed to construct an addition of approximately 400 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has properly located the proposed addition and has proposed a roof form that is similar to that of the historic structure. The applicant has proposed offsets on both sides of the addition as well as a differentiation in siding profile. This is consistent with the Guidelines.

f. SCALE, MASS AND FORM – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines.

g. MATERIALS – The applicant has proposed materials for the addition to include a standing seam metal roof, wood siding and wood windows. This is consistent with the Guidelines and the material used on the primary

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historic structure. The applicant should match the roofing details of the primary historic structure's existing, historic standing seam metal roof. If the applicant proposed to replace the roof of the primary historic structure, the applicant is to install a standing seam metal roof throughout that features that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

RECOMMENDATIONS:

Staff does not recommend approval of item #1 based on finding c. Staff recommends that the applicant repair the existing wood windows and install salvaged wood windows in the openings where the original windows once existed.

Staff recommends approval of item #2 based on findings a through g with the following stipulation:

i. That the applicant install a standing seam metal roof throughout that features that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

CITIZENS TO BE HEARD: DHNA, Justin Flores spoke in opposition to the applicant's request & Brett Henneke spoke in support

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Brittain to move for approval with staff stipulations.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

22. HDRC NO. 2017-0007

Applicant: Jenny De La Rosa/HHGC, LLC

Address: 702 SHERMAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new single family house on the vacant lot at 702 Sherman in the Dignowity Hill Historic District. The proposed new construction is to feature approximately 1,800 square feet.

FINDINGS:

a. The applicant has proposed to construct a single family house on the vacant lot at 702 Sherman, in the Dignowity Hill Historic District. The applicant has noted that the proposed new construction will feature an overall square footage of approximately 1,800 square feet.

b. The proposed new construction received conceptual approval at the January 18, 2017, HDRC hearing with stipulations that included the use of appropriate setbacks, the separation of double width windows, the installation of additional fenestration, the removal of the short windows on each façade, the screening of mechanical equipment, the installation of wood windows, the construction of an appropriate foundation height and a driveway that does not exceed ten (10) feet in width.

c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted to staff that a setback of twenty-four (24) feet has been proposed. Sherman currently features structures that feature setbacks ranging from approximately twenty-five feet to twenty-eight feet.

d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Sherman. This is consistent with the Guidelines and the historic example found in this part of Dignowity Hill.

e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i. a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a single story structure on a vacant lot adjacent to lots that contain historic structures of comparable heights. This is consistent with the Guidelines.

f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has

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proposed a foundation height of eighteen (18) inches. This is generally consistent with the neighboring structures along this block of Sherman.

g. ROOF FORM – The applicant has proposed a roof form that includes a front gabled roof over the front porch and two hipped roofs that culminate at the rear of the proposed new construction. Both roof forms are found throughout the Dignowity Hill Historic District and are consistent with the Guidelines.

h. WINDOW & DOOR OPENINGS – Regarding window and door openings, the applicant has proposed window and door openings that include groupings of double windows, a side bay window on the west façade and other fenestration throughout the proposed new construction that feature openings consistent with the historic examples found throughout the Dignowity Hill Historic District. At the January 18, 2017, HDRC hearing, the HDRC conceptually approved the installation of wood windows. The applicant is to provide product information for the wood windows that are to be installed prior to receiving a Certificate of Appropriateness. Staff finds the proposed shutters inappropriate.

i. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.

j. MATERIALS – The applicant has proposed materials to include an asphalt shingle roof, wood windows and fiber cement siding. The materials are generally consistent with the Guidelines; however, staff finds that hardi board siding or shingle siding should be installed on the porch gable.

k. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, the applicant has proposed architectural forms that are consistent with the Guidelines, including a front porch with appropriate depth and a side window bay. Staff recommends the applicant provide additional information regarding the proposed front and rear porch columns and that the proposed columns feature a dimension of 6" x 6".

l. DRIVEWAY – At the rear (south) of the lot, the applicant has proposed a driveway to provide entrance to the lot from Willow Street. The applicant has noted that the driveway will feature a width of ten (10) feet. This is consistent with the Guidelines.

m. LANDSCAPING – The applicant has not provided a landscaping plan; however, the site plan notes the location of the proposed mechanical equipment and how it will be screened by landscaping elements. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through m with the following stipulations:

- i. That the applicant install wood windows that maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details. Paired windows should be separated by a wood mullion.
- ii. That the applicant remove the proposed window shutters.
- iii. That the applicant install hardi board siding or shingle siding on the roof gable.
- iv. That the applicant install siding with a four (4) inch exposure.
- v. That the applicant install a front door that is of a style that is appropriate for the Dignowity Hill Historic District.
- vi. That the applicant install a rectangular attic vent on the front façade.
- vii. That the applicant submit a landscaping plan to staff prior to the installation of landscaping elements on the site.

CITIZENS TO BE HEARD: DHNA, Justin Flores spoke in support of the applicant's request

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to move for approval with staff stipulations.

AYES: Guarino, Connor, Cone, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

COMMISSIONER CONE LEFT THE MEETING AT 5:00 PM

February 15, 2017

Applicant: Aliza Lozano/Rockstar homes, LLC

Address: 510 E MISTLETOE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove two wood windows on the west side façade and enclose with new siding to match existing
2. Create a new front door opening and remove the second front door and enclose with new siding to match existing
3. Construct a new front porch
4. Construct a rear addition with a screened in porch, totaling approximately 290 square feet

FINDINGS:

a. The structure is a one-story Folk Victorian home, with wood siding and a composition shingle roof. It is a contributing structure within the pending Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City council is made.

b. WINDOWS – There is one double window, with two 2 over 2 dividing lights, and one two over two wood window on the right façade. The proposal is to remove these windows and enclose the frames with siding to match the existing. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, original window openings should be preserved and not be filled in. Staff finds the proposal is not consistent with the Guidelines, and the window openings should be retained.

c. FRONT DOORS – The existing two wood front doors are in its original location. The proposed new location for the front door entrance would move it up approximately 4' to be closer in line with the front façade. The second front door is proposed to be removed and enclosed with new siding to match existing. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, original door openings should be preserved and not be filled in. Staff finds the proposal is not consistent with the Guidelines, and both door openings should be retained.

d. FRONT PORCH – The front façade of the house has been previously altered. The original porch has been enclosed, resulting in a small room at the front of the house. Staff has located the structure on the May 1924 Sanborn map which documents the enclosed porch. The proposed new front porch sits in front of the existing enclosure, and extends 8' in front of the house. According to the Guidelines for Exterior Maintenance and Alterations 7.B, new porches should be designed so that they are compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish and should be based on the architectural style of the building and historic patterns. The proposed porch design includes traditional elements, including square columns with decorative brackets, a porch balustrade and hand rails along each side of the wood porch steps. These details are consistent with the Guidelines in terms of porch material and architectural details. A frontfacing, gabled bay, as found on this house, is characteristic of the Folk Victorian Style. Historically, a front porch would not extend beyond this front bay. The proposed depth of the porch would result in a condition that detracts from the historic building form because the porch would protrude in front of the front bay. This is not consistent with the Guidelines in terms of porch massing and form. A reduced porch depth that does not protrude past the front bay would be more appropriate.

Findings related to item #4:

e. ROOF FORM – The main structure has a front gable and a rear hipped roof. The proposed rear addition has a rear gable. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the gable roof form is appropriate for the architectural style of the home.

f. TRANSITION – The proposed addition is in line with the left and right façade. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. Staff finds the proposed addition not consistent with the Guidelines in terms of featuring a transition. Staff recommends that there be a vertical trim piece distinguishing between old and new, or that there be an inset of the addition.

g. SCALE AND MASS – The proposed addition is one story, and adds 290 square feet to the rear. According to the Guidelines for Additions 1.B.i, additions should be designed to be subordinate to the principal façade. The proposed additions are set back from the front façade and subordinate to the main structure in scale and in height. Staff finds the proposal consistent with the Guidelines.

h. FOOTPRINT – The additions to the main structure includes a total additional footprint of 290 square feet. According to the Guidelines for Additions 1.B.iv., residential additions should not double the exiting footprint. Staff finds the proposal consistent with the Guidelines.

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i. **WINDOWS/DOORS** – The proposed addition features two over two windows with same profile as existing, two sets of double doors each with half window lights, and one single door with a full light and a transom window. According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure. Staff finds the proposed windows and doors are characteristic of the original structure, however salvaging the existing rear windows would be more appropriate.

j. **MATERIALS** - The proposed addition features wood lap siding, aluminum screen panels for the screened in porch, composition shingle roofing. The proposed doors are steel and the windows are vinyl. The material on the face of the rear gable will be wood lap siding to match existing. According to the Guidelines for Additions 3.A., addition materials should match in type, color, and texture, and be compatible with the architectural style and materials of the original structure. Staff finds the proposed siding, screening, and roofing materials are consistent with the Guidelines in terms of color, type, texture and are compatible with the style of the original structure. Vinyl windows and steel doors are not consistent with the Guidelines. Wood windows and wood doors would be most appropriate.

k. **ARCHITECTURAL DETAILS** – The proposed screen porch design includes traditional elements, including square columns with a simple foot and capital, a porch balustrade and hand rails along each side of the wood porch steps. According to the Guidelines for Additions 4.A.i., an addition should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the proposed details consistent with the Guidelines as they are compatible with the Folk Victorian style.

RECOMMENDATION:

Staff does not recommend approval of items # 1 and #2 based on findings a through c. Window and door openings should be retained.

Staff recommends approval of items #3 and #4 based on findings d through k with the following stipulations:

1. That the porch depth is reduced so that it does not protrude past the front bay.
2. That there is a vertical trim piece or that there is an inset of the addition to indicate the transition between old and new.
3. That the existing, original rear windows are salvaged and installed in the rear addition.
4. That the windows to be installed in the addition maintain the dimension, profile, and configuration of the originals, feature clear glass, maintain the original appearance of window trim and sill, and be inset at least two inches.
5. Submit a window detail to staff prior to receiving a Certificate of Appropriateness
6. That these details be submitted to staff prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: Fredrica Kushner spoke in support but with concerns, Gloria Herrera spoke in support of the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to move for approval with staff recommendations with the exception of the front porch.

AYES: Guarino, Connor, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

24. HDRC NO. 2017-064

Applicant: Curt Labby

Address: 2619 MCCULLOUGH AVE

WITHDRAWN BY APPLICANT PRIOR TO MEETING

25. HDRC NO. 2017-024

Applicant: Gloria Torres

Address: 2142 W MAGNOLIA AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

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1. Demolish existing rear addition
2. Construct a new rear addition, which is approximately 720 square feet
3. Construct rear deck, which is approximately 147 square feet

FINDINGS:

- a. The main structure is a one-story brick, Traditional home. It has a cross-hipped roof form, with composition shingles. It is a contributing structure in the Monticello Park Historic District, which was designated in 2008.
- b. EXISTING ADDITION – There is an existing non-contributing addition with wood lap siding on the rear of the primary structure. The applicant is proposing to remove this existing rear addition and build a new addition on the rear. Staff finds the removal of addition appropriate.
- c. ROOF FORM – The existing structure has a cross-hipped roof form. The proposed addition will have a hipped roof. According to the Guidelines for Additions 1.A.iii., use a similar roof form and orientation as the structure, particularly if visible from the street. Staff finds the proposed roof form compatible with the main structure and consistent with the Guidelines.
- d. TRANSITION – The proposed addition will have stucco siding. The main structure is made of brick. According to the Guidelines for Additions 1.A.iv., there should be a small change at the seam in order to provide a visual distinction between old and new. Staff finds the proposed material transition consistent with the Guidelines.
- e. SCALE & MASS – The proposed addition is one-story, approximately 720 square feet. According to the Guidelines for Additions 2A. and .B.ii., new additions should be subordinate to the principle façade and not double the existing square footage. The main structure is over 2,100 square feet. Staff finds the proposal consistent with the Guidelines in terms of scale and mass as it's lower in height and less than half the area of the main structure.
- f. MATERIALS – The addition will have architectural dimensional shingles to match the existing, and stucco siding to provide a visual distinction between old and new. According to the Guidelines for Additions 3.A.i., materials that match in type, color and texture and include an offset to distinguish from the historic structure should be used. Staff finds stucco is a compatible material in the Monticello Park Historic District, thus the proposed materials are consistent with the Guidelines.
- g. WINDOWS/DOORS – The main structure has vinyl one over one windows, and a few have false dividing lights. The proposed additions includes 4 vinyl one over one windows and one horizontal vinyl window on the right elevation. There is also a proposed steel single leaf French door. According to the Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. Staff finds the proposed one over one windows and French door compatible with the style of the main structure, but finds the long horizontal window, the vinyl window material, and steel door material not consistent with windows typically found on homes of this style. A window that is similar in proportion of the wood one over one windows, windows made of wood, and a door made of wood would be appropriate.
- h. RELATIONSHIP TO SOLIDS AND VOIDS – There is proposed fenestration on the right portion of the rear façade with a triple window featuring three vinyl one over one windows. According to the Guidelines for New Construction 2.C.i, windows, doors, and porches shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. Staff finds the proposed blank right façade, the blank façade to the left of the proposed rear door and the right façade with only one long horizontal window not consistent with the Guidelines. Facades with increased fenestration and openings of similar proportions are appropriate.
- i. LIGHTING– The proposed addition includes one squared light with 2 over 2 dividing lights on each face. There are also four proposed flood lights. According to the Guidelines for Exterior Maintenance and Alterations 5.B.iii., new lighting should not harm the historic materials and not distract from the façade of the building. New light fixtures should be unobtrusive in design and should not rust or stain the building. Staff finds the proposed lighting fixtures are consistent with the Guidelines as they are affixed to the rear new addition and directing light downward.
- j. DECK – The proposed deck is approximately 147 square feet, made of wood with wood square posts, a shed roof covering, and wooden balusters. It is on a pier and beam slab, with rear wood steps leading into the rear yard. There is also According to the Guidelines for Additions, additions should be subordinate to the principal façade and main structure, and be made of compatible materials. Staff finds the rear deck appropriate and consistent with the Guidelines as it will not be seen from the public right-of-way.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

February 15, 2017

1. That window fenestration is added to the right façade of the proposed addition.
2. That window fenestration is added to the left façade of the proposed addition.
3. That window fenestration is added to the left portion of the rear façade of the proposed addition.
4. That the horizontal window on the right elevation is deleted and a window that is similar in proportion of the wood one over one windows is installed.
5. That new windows are made of wood, feature clear glass, maintain the original appearance of window trim and sill, and be inset at least two inches.
6. That details of these stipulations be submitted to staff prior to receiving a Certificate of Appropriateness.

Items #3 & #4 were removed by the applicant.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to move for approval with staff recommendations for items #1, #2, #5 with windows that match the rest of the home & #6.

AYES: Guarino, Connor, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

26. HDRC NO. 2017-058

Applicant: Bernice Beck

Address: 223 W HOLLYWOOD AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace all existing aluminum windows with new vinyl windows with false divided lights
2. Remove garage door and enclose opening
3. Install wood front pedestrian door in place of garage door

FINDINGS:

a. The house at 223 W Hollywood was built circa 1926 in the Spanish Eclectic Style. It has a stucco exterior and clay tile roof. It is a contributing structure in the Monte Vista Historic District, designated in 1975.

b. The home currently has two over two, aluminum replacement windows. The proposed replacement windows are vinyl, with six over six false divided lights. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. While staff finds replacement of non-original windows to be appropriate, the proposed vinyl windows are not consistent with the Guidelines in terms of material, installation, and type. Staff finds the configuration is consistent, as six-over-six windows are typically found on Spanish eclectic homes. A wood window, with six-over-six, true divided lights would be more consistent with the guidelines. The replacements should be inset at least two inches and feature clear glass.

c. According to a Sanborn map of the property, the single car garage facing the street appears to be original to the house. Based on photo documentation of the property, the garage door was removed and stucco siding installed without a Certificate of Appropriateness within the past couple of years. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., openings should be preserved, and should not be enlarged or diminished. Full enclosure of this opening is not appropriate.

d. In place of a garage opening, the applicant is proposing a new, single-leaf wood door with a square window light, iron grate, and exposed metal bolts. In accordance with the guidelines, replacement doors should be characteristic of and compatible with the architecture style of the home. Staff finds the proposed door is compatible with the Spanish eclectic style. However, staff finds the proposal to replace a garage door with a single pedestrian door is not consistent with the Guidelines. A new fenestration pattern that maintains the original opening would be more consistent with the guidelines.

RECOMMENDATION:

February 15, 2017

1. Staff recommends approval of window replacement based on findings a through b with the following stipulations:

1. That the windows be replaced with wood window, with six-over-six, true divided lights and inset at least two inches and feature clear glass. A detail of the approved window must be provided to staff prior to issuance of a Certificate of Appropriateness.

2. Staff does not recommend approval of the installation of a single door where the garage door was removed based on finding c. Staff recommends the applicant explore options for a pedestrian door that fits the original garage door opening.

CITIZEN TO BE HEARD: Paul Kinnison spoke in opposition to the applicant's request.

WITHDRAWN BY APPLICANT

COMMISSION ACTION: The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve December 21, 2016; January 6, 2017; January 18, 2017; and February 1, 2017, HDRC meeting minutes.

AYES: Guarino, Connor, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

Move to Adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Connor & seconded by Commissioner Garcia to adjourn.

AYES: Guarino, Connor, Laffoon, Grube, Lazarine, Brittain, Benavides, Kamal, Garza

NAYS:

THE MOTION CARRIED

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 6:02 PM.

APPROVED



Michael Guarino
Chair